

**CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION**  
I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the City of Concord, and that I hereby submit this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas shown on this plan as streets, sidewalks, greenways, rights-of-way, easements, open space and/or parks except those specifically indicated as private, and that I will maintain all such areas until accepted by the City of Concord, and further that I hereby guarantee that I will correct defects or failure of improvements in such areas for a period of one year commencing after final acceptance of the improvement.

By: W. B. Hunt Date: 2/14/07  
Owner (City of Concord)

NORTH CAROLINA  
CABARRUS COUNTY  
I, W. B. Hunt, a notary public for said county and state do hereby certify that

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the 12 day of FEBRUARY, 2007.

My commission expires: \_\_\_\_\_

**CERTIFICATE OF SURVEY AND ACCURACY**  
This plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, Arthur F. Forman, certify that this map was drawn under my supervision from an actual survey made under my supervision (dead references as shown on plat); that the error of closure does not exceed 1:10000; that the boundaries not surveyed are shown as broken lines plotted from information (dead references as shown on plat); that this map was prepared in accordance with NCOS § 47-30 as amended. Witness my hand and seal this 12 day of FEBRUARY, 2007.

**CERTIFICATE OF FINAL PLAT APPROVAL**  
I hereby certify that this plat is in compliance with the City of Concord Code of Ordinances. This final plat for the Convention Center Plaza was approved by the Concord Planning & Zoning Commission/Administrator with the concurrence of the Development Review Committee at their meeting on 2-9-07.  
By: Sam Salloum Date: 2-15-07  
Development Services Director

**CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION**  
I hereby certify that the City Council accepted the offers of dedication shown on this plat by resolution at a meeting of the City Council held on Feb 8, 2007.  
By: Qu B. Chun Date: 2/15/07  
City Clerk

**CERTIFICATE OF FEE PAYMENT**  
I hereby certify that all appropriate utility fees at this time for the Convention Center Plaza have been paid, or that the fees are not applicable. Please see notes regarding utility fees and top fees.  
By: Don Hls Date: 2/14/07  
Finance Director

**PLAT REVIEW OFFICER CERTIFICATE**  
State of North Carolina  
County of Cabarrus  
I, Jonathan Marshall, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
By: Jonathan Marshall by David Phibbs Date: 2/15/2007  
Review Officer

**CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS**  
CITY OF CONCORD

**CONVENTION CENTER PLAZA**  
NAME OF SUBDIVISION  
**SCOTT PADGETT PARKWAY**  
NAME OF STREETS IN SUBDIVISION  
**MAGNOLIA PLACE, LLC & CITY OF CONCORD**  
SUBDIVIDER

I hereby certify, to the best of my knowledge and belief, that all street, storm drainage, water and sewer work to be performed on this subdivision has been checked by me or my authorized representative and conforms with lines, grades, cross-sections, dimensions, and material requirements which are shown on and indicated in the plans which have been reviewed and approved by the Concord Subdivision Administrator or the North Carolina Department of Transportation.

I also acknowledge that falsification of the above certifications may subject me to civil suit and/or criminal prosecution under the General Statutes, including but not limited to, GS 14-100 and GS 136-102.6 and the Code of Ordinances of the City of Concord.

REGISTERED PROFESSIONAL ENGINEER  
NC 16770  
REGISTRATION NO. DATE: 2-13-07

NORTH CAROLINA  
CABARRUS COUNTY  
I, W. B. Hunt, a notary public for said county and state do hereby certify that

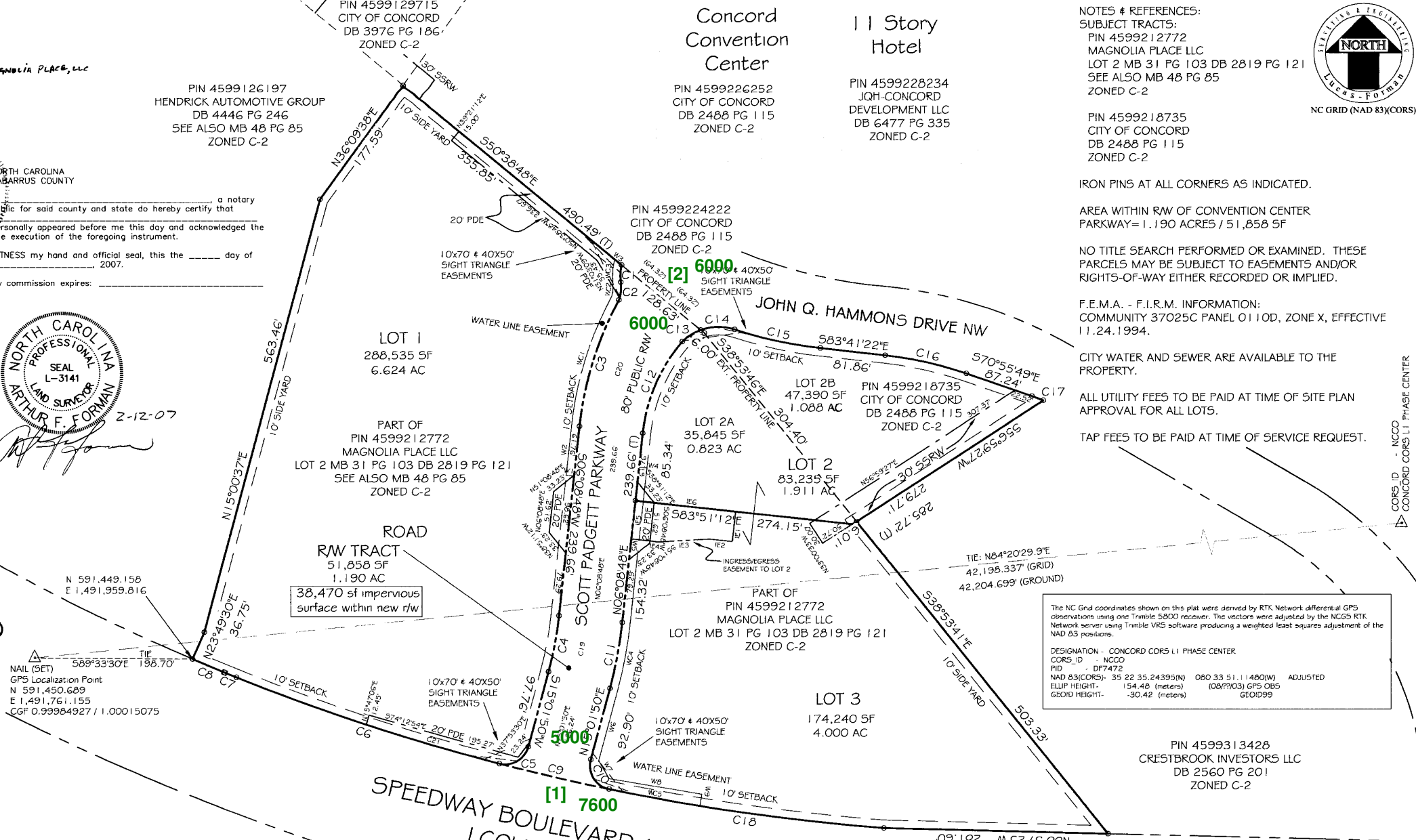
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the 13 day of FEBRUARY, 2007.

My commission expires: 9-15-2007

**Certificate of Streets, Water, and Sewer System Approval and Other Improvements**  
I hereby certify that all streets, public and/or private storm drainage systems, water and sewer systems and other improvements have been designed and installed, or their installation guaranteed, in an acceptable manner and according to specifications and standards of Concord and the State of North Carolina.  
Date: 2/15/07 Joe B. Hyde  
Director of Engineering

**Certificate of Electric Distribution System Approval**  
I hereby certify that the electric distribution system has been designed and installed in an acceptable manner and in accordance with the Code of Ordinances of the City of Concord.  
Date: 2/15/07 Kevin E. Robb  
Director of Electric Systems



PIN 4599108520  
HSREI LLC  
DB 2298 PG 64

**WATER EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
WC1	441.25	170.53	169.47	S 17°13'04" W	22°08'33"
WC2	40.00	17.37	17.23	N 05°30'01" E	24°52'53"
WC3	81.82	29.96	29.79	S 04°31'00" W	20°58'49"
WC4	590.00	85.28	85.19	N 10°35'19" E	8°53'02"
WC5	2784.79	116.07	116.06	S 79°36'23" E	2°23'17"

**WATER EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
W1	N63°51'12" W	10.00
W2	S06°08'46" W	62.94
W3	S90°38'49" E	11.06
W4	N63°51'12" W	10.00
W5	N00°08'46" E	196.72
W6	N15°01'50" E	91.63
W7	N29°58'10" W	26.16
W8	N80°35'40" W	116.08
W9	N09°24'20" E	14.96

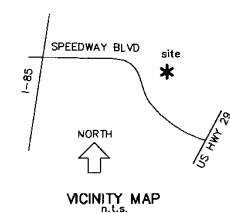
**INGRESS/EGRESS EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
IE1	S06°08'46" W	37.73
IE2	S63°51'12" E	28.46
IE3	N66°41'04" E	63.87
IE4	S63°51'12" E	34.54
IE5	N06°08'46" E	48.73
IE6	S63°51'12" E	126.50

**LEGEND**

O	REBAR/CORNER	F	FOUND
□	R/W MONUMENT	S	SET
#4b	NO. 4 REBAR	R/W	RIGHT-OF-WAY
#5b	NO. 5 REBAR	---	PROPERTY LINE
N/F	NOW OR FORMERLY	---	ADJACENT LINE NOT SURVEYED
---	SANITARY SEWER R/W	---	TIE LINE
---	GRID TIE LINE	---	GRID TIE LINE

SCALE: 1" = 100'  
0' 100' 200'



Concord Convention Center

PIN 4599226252  
CITY OF CONCORD  
DB 2488 PG 115  
ZONED C-2

11 Story Hotel

PIN 4599228234  
JQH-CONCORD DEVELOPMENT LLC  
DB 6477 PG 335  
ZONED C-2

NOTES & REFERENCES:  
SUBJECT TRACTS:  
PIN 4599212772  
MAGNOLIA PLACE LLC  
LOT 2 MB 31 PG 103 DB 2819 PG 121  
SEE ALSO MB 48 PG 85  
ZONED C-2

PIN 4599218735  
CITY OF CONCORD  
DB 2488 PG 115  
ZONED C-2

IRON PINS AT ALL CORNERS AS INDICATED.

AREA WITHIN R/W OF CONVENTION CENTER PARKWAY= 1.190 ACRES / 51,858 SF

NO TITLE SEARCH PERFORMED OR EXAMINED. THESE PARCELS MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY EITHER RECORDED OR IMPLIED.

F.E.M.A. - F.I.R.M. INFORMATION:  
COMMUNITY 37025C PANEL 0110D, ZONE X, EFFECTIVE 11.24.1994.

CITY WATER AND SEWER ARE AVAILABLE TO THE PROPERTY.

ALL UTILITY FEES TO BE PAID AT TIME OF SITE PLAN APPROVAL FOR ALL LOTS.

TAP FEES TO BE PAID AT TIME OF SERVICE REQUEST.

The NC Grid coordinates shown on this plat were derived by RTK Network differential GPS observations using a Trimble 5800 receiver. The vectors were adjusted by the NCOS RTK Network server using Trimble VRS software producing a weighted least squares adjustment of the NAD 83 positions.

DESIGNATION - CONCORD COR5 L1 PHASE CENTER  
COR5 ID - NCCO  
PID - DF7472  
NAD 83(CORS)- 35 22 35.24395(N) 080 33 51.11480(W) ADJUSTED  
ELLIP HEIGHT- 154.48 (meters) (08/7703) GPS OBS  
GEOID HEIGHT- -30.42 (meters) GEOID99

PIN 4599313428  
CRESTBROOK INVESTORS LLC  
DB 2560 PG 201  
ZONED C-2

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	65.00	21.60	21.51	S 02°34'53" W	1°02'38"
C2	50.00	22.67	22.48	N 06°03'03" E	2°59'56"
C3	431.25	167.51	166.46	S 17°16'27" W	22°15'19"
C4	460.00	71.32	71.25	N 10°35'19" E	8°53'02"
C5	30.00	46.85	42.23	N 59°45'58" E	89°20'16"
C6	2784.79	349.33	349.10	S 71°15'41" E	7°11'14"
C7	2784.79	16.24	16.24	S 68°08'39" E	0°20'03"
C8	2784.79	43.79	43.79	S 67°31'36" E	0°54'03"
C9	2784.79	141.62	141.61	S 76°57'19" E	2°54'50"
C10	30.00	48.93	43.68	S 31°41'27" E	93°26'34"
C11	540.00	83.73	83.64	N 10°35'19" E	8°53'02"
C12	212.65	127.35	125.45	S 23°18'11" W	34°18'47"
C13	65.00	27.48	27.28	S 57°43'30" W	24°13'33"
C14	65.00	43.55	42.74	S 69°01'53" W	38°23'14"
C15	530.00	110.21	110.01	S 77°43'56" E	11°54'52"
C16	470.00	104.66	104.45	N 77°18'36" W	12°45'33"
C17	470.00	15.31	15.31	N 69°59'49" W	1°52'01"
C18	2784.79	348.79	348.56	S 82°00'01" E	7°10'34"
C19	500.00	77.53	77.45	N 10°35'19" E	8°53'02"
C20	391.25	151.97	151.02	S 17°16'27" W	22°15'19"
C21	2784.79	174.79	174.76	S 73°42'01" E	3°35'47"

**Street Key #'s**  
Speedway Blvd - 2025  
Scott Padgett Pkwy NW - 2816  
John Q. Hammons Dr NW - 2693

**Street Blades:**  
[1] 5000 Scott Padgett Pkwy NW at 7600 Speedway Blvd  
[2] 6000 Scott Padgett Pkwy NW at 6000 John Q. Hammons Dr NW

**Lucas-Forman Incorporated**  
Land Surveying  
Planning & Engineering  
4000 Stuart Andrew Boulevard  
Charlotte, North Carolina 28217  
P.O. Box 11386 28220-1386  
(704) 527-6626 Fax 527-9640

**SUBDIVISION PLAT**  
**CONVENTION CENTER PLAZA**  
City of Concord, No.2 Township, Cabarrus County, NC

Owners:  
Magnolia Place LLC City of Concord  
POB 1315 POB 308  
Harrisburg, NC 28075 Concord, NC 28026

SURVEYED BY	DESIGNED BY	DRAWN BY	DATE
RDH	AFF	AFF	1.08.2007

CHECKED BY	JOB NUMBER	FILE NUMBER	SHEET
AFF	05025-RP	CAB	1 OF 1